

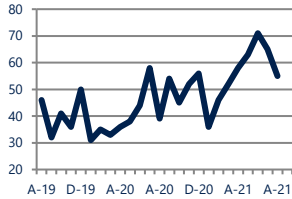


Focus On: Eastern McLean Housing Market

August 2021

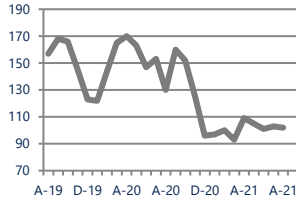
Zip Code(s): 22101

Units Sold
55



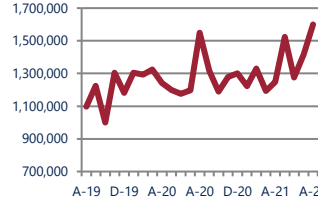
Up
Vs. Year Ago

Active Inventory
102



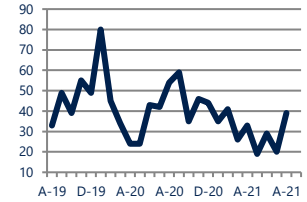
Down -22%
Vs. Year Ago

Median Sale Price
\$1,600,000



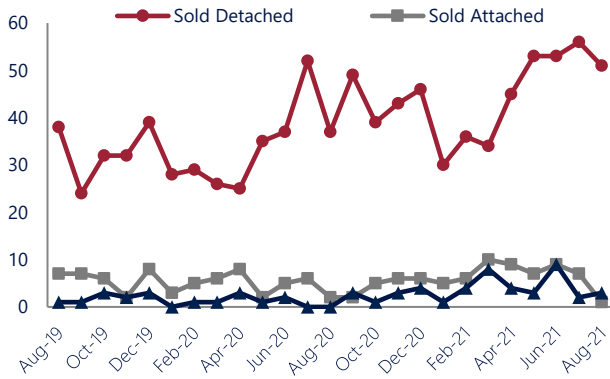
Up 3%
Vs. Year Ago

Days On Market
39



Down -28%
Vs. Year Ago

Units Sold*



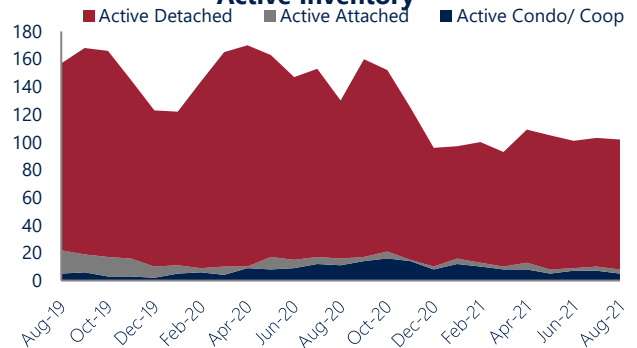
Units Sold

There was a decrease in total units sold in August, with 55 sold this month in Eastern McLean. This month's total units sold was higher than at this time last year.

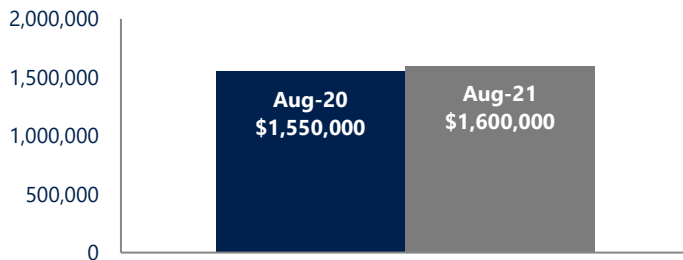
Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 22%. The total number of active inventory this August was 102 compared to 130 in August 2020. This month's total of 102 is lower than the previous month's total supply of available inventory of 103, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Eastern McLean Homes was \$1,550,000. This August, the median sale price was \$1,600,000, an increase of 3% or \$50,000 compared to last year. The current median sold price is 13% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Eastern McLean are defined as properties listed in zip code/s 22101.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

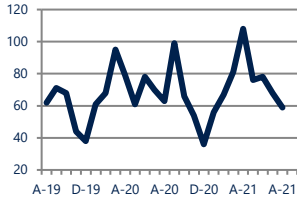




Zip Code(s): 22101

New Listings

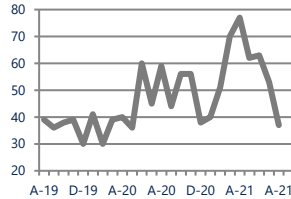
59



Down -6%
Vs. Year Ago

Current Contracts

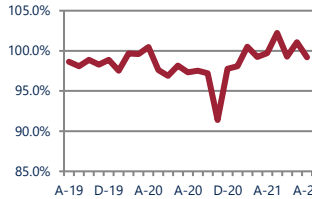
37



Down -37%
Vs. Year Ago

Sold Vs. List Price

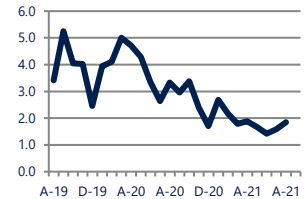
99.2%



Up 1.9%
Vs. Year Ago

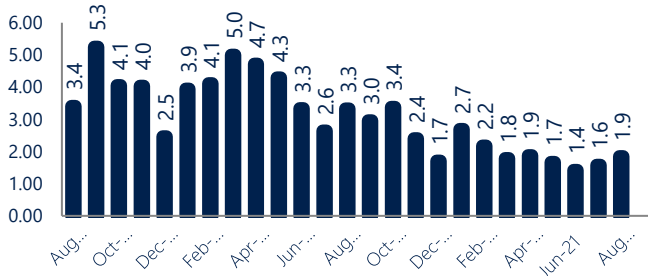
Months of Supply

1.9



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

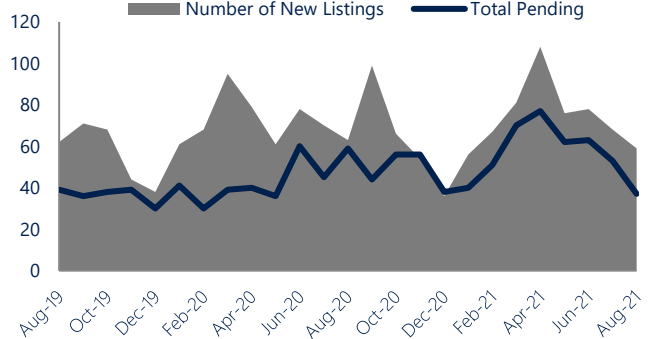
In August, there was 1.9 months of supply available in Eastern McLean, compared to 3.3 in August 2020. That is a decrease of 44% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

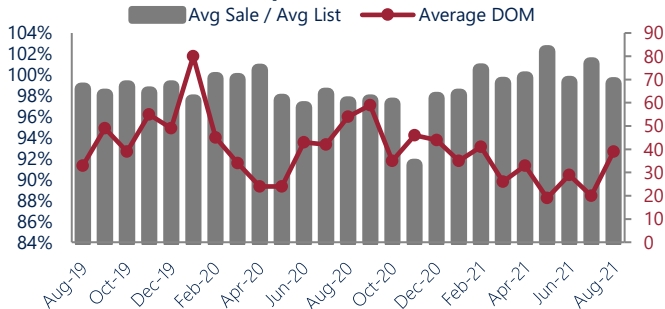
New Listings & Current Contracts

This month there were 59 homes newly listed for sale in Eastern McLean compared to 63 in August 2020, a decrease of 6%. There were 37 current contracts pending sale this August compared to 59 a year ago. The number of current contracts is 37% lower than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Eastern McLean was 99.2% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 54, a decrease of 28%.



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